

# 608 Chaparral Court, La Viña

## Entry

- Cathedral ceilings
- Adjacent hall closet
- Hand-scraped wood floors

## Formal Living Room

- Custom drapes
- Gas fireplace faced with travertine
- Custom drapes
- Hand-scraped wood floors

## Formal Dining Room

- Custom drapes
- Window blinds
- Access to patio
- Hand-scraped wood floors

## Kitchen

- Granite counters
- Subway tile backsplash with glass tile insets
- Rimless under-mount sink
- Kitchen-Aid stainless steel dishwasher
- Kitchen-Aid stainless steel gas cooktop
- Kitchen-Aid stainless steel double ovens
  - top oven can be used as a small convection or microwave
  - bottom oven can be used as a convection or conventional oven
  - both ovens are self-cleaning
- Kitchen-Aid stainless steel refrigerator
- Stainless steel vent hood
- Walk-in pantry
- Eating area
- Breakfast bar
- Desk with cabinet and wine storage

## Family Room

- Carpet
- Hand-scraped wood flooring
- Recessed lighting
- Window blinds
- Gas fireplace faced with travertine
- Access to back yard

## Bedroom 1 Suite – First Floor

- Full bath with tiled flooring and cultured marble counter tops
- Plantation shutters
- Carpet

## Powder Room – First Floor

- Pedestal Sink
- Custom mirror

## Laundry Room

- Extra storage
- Utility sink
- Access to garage

## Stairway

- Carpet
- Recessed stair-tread lighting
- Wood floors at top landing

## Bedroom 2 Suite / Bonus Room – Second Floor

- Full bath with tile flooring and cultured marble counter tops
- Carpet
- Plantation shutters
- Adjacent storage
- Two window seats
- Walk-in closet
- Ceiling fan
- Recessed lighting

## Bedroom 3 – NW ‘Jack and Jill’

- Carpet
- Window blinds
- Ceiling fan

## Bedroom 4 – SW ‘Jack and Jill’

- Carpet
- Window blinds
- Ceiling fan
- Amazing view!

## Bath 4 – in between ‘Jack and Jill’ Bedrooms

- Full bath
- Culture marble counter tops
- Dual sinks
- Tile flooring
- Storage

## Master Bedroom Suite

- Double-door entry
- Carpet
- Window blinds
- Ceiling fan
- Amazing view
- Custom walk-in closet

## Master Bath

- Newly renovated
- Oversized custom 6 ft. soaking tub
- Dual vanities with Carrara marble counters and under-mount sinks
- Separate seated vanity with Carrara marble counters
- Glass enclosed Carrara marble shower stall
- Glass tile inlay accents
- 18” Porcelain Carrara tile flooring

## General Building Facts

- Exterior painted in May 2016
- Steel-frame construction
- Copper plumbing
- Tile roof
- HVAC
- Attached garage
- Automatic sprinkling system
- Mountain & City Views
- HOA with pool and tot lot
- Low HOA fees



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